

Board Agenda Item  
November 20, 2012

3:30 p.m.

Public Hearing on SEA 87-A-086-03 (College Town Associates Limited Partnership) to Amend SE 87-A-086 Previously Approved for Child Care Center, Fast Food Restaurant, Drive-In Financial Institution, Increase in Building Height, Service Station and Mini Mart to Permit Waiver of Certain Sign Regulations and Associated Modifications to Development Conditions, Located on Approximately 18.8 Acres of Land Zoned C-6 (Braddock District)

This property is located at 10697 Braddock Road, Fairfax, 22032. Tax Map 68-1 ((1)) 9 pt. and 9A.

PLANNING COMMISSION RECOMMENDATIONS:

On Thursday, October 4, 2012, the Planning Commission voted unanimously (Commissioners Litzenberger and Migliaccio not present for the votes) to recommend to the Board of Supervisors:

- Approval of SEA 87-A-086-03, subject to the development conditions dated September 27, 2012;
- Reaffirmation of the modification of the peripheral parking lot landscaping requirements (to provide a ten foot minimum distance along the frontage of the northern and western property lines);
- Reaffirmation of the modification of the lot area, lot width and open space requirements for the property zoned R-1 (RZ 2009-BR-015) to permit the consolidation of this lot into the existing shopping center site; and
- Reaffirmation of the modification of the transitional screening and barrier requirements along the western and southern property lines.

ENCLOSED DOCUMENTS:

Attachment 1: Verbatim excerpt

Staff Report previously furnished and available online at:

<http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdwf/4400682.PDF>

STAFF:

Barbara Berlin, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)

William O'Donnell, Department of Planning and Zoning

Planning Commission Meeting  
October 4, 2012  
Verbatim Excerpt

SEA 87-A-086-03 – COLLEGE TOWN ASSOCIATES, L.P. (Braddock District)

After the Close of the Public Hearing

Chairman Murphy: Public Hearing is closed; recognize Ms. Hurley.

Commissioner Hurley: And I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 87-A-086-03, SUBJECT TO DEVELOPMENT CONDITIONS NOW DATED SEPTEMBER 27, 2012. I move that the Planning Commission recommend reaffirmation of the –

Chairman Murphy: All those – one at a time.

Commissioner Hurley: I'm sorry.

Commissioners Alcorn and Sargeant: Second.

Chairman Murphy: Seconded by Mr. Alcorn and Mr. Sargeant. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 87-A-086-03, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Hurley.

Commissioner Hurley: I MOVE THAT THE PLANNING COMMISSION RECOMMEND REAFFIRMATION OF THE PREVIOUSLY-APPROVED WAIVERS AND MODIFICATIONS, WHICH INCLUDE A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS TO PROVIDE A 10-FOOT MINIMUM DISTANCE ALONG THE FRONTAGE OF THE NORTHERN AND WESTERN PROPERTY LINES; ALSO, A MODIFICATION OF THE tree – OF THE LOT AREA – sorry – LOT WIDTH AND OPEN SPACE REQUIREMENTS FOR PROPERTY ZONED R-1 (RZ 2009-BR-015) TO PERMIT THE CONSOLIDATION OF THIS LOT INTO THE EXISTING SHOPPING CENTER SITE; AND A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN AND SOUTHERN PROPERTY LINES.

Commissioners Alcorn and Sargeant: Second.

Chairman Murphy: Seconded by Mr. Alcorn and – who was the other?

Commissioner Alcorn: Mr. Sargeant.

Chairman Murphy: Mr. Sargeant. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(The motions carried unanimously with Commissioners Litzenberger and Migliaccio not present for the votes.)

JLC